



5 Beds, Detached, Freehold, £425,000

Otters Brook, Nant Y Dwrgi

3EA - Three Estate Agents Talbot Green are delighted to offer to the market this five/six bedroom, detached, town house located on large corner plot in the popular Nant Y Dwrgi development in Llanharan.

Features

- NO CHAIN
- DETACHED
- FIVE BEDROOMS
- GARAGE
- KITCHEN/DINER
- THREE BATHROOMS PLUS WC

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The property briefly consists of a spacious hallway with oversized ceramic tiles to floor. Located off the hallway there is a WC also with ceramic tiles to floor.

The ample sized lounge benefits from laminate flooring and French doors opening to the rear garden.

To the rear of the property there is a modern fitted kitchen/diner with oversized ceramic tiles to floor and integrated fridge freezer, oven, hob and extractor hood.

To the first floor there are three bedrooms and a bathroom. The master bedroom has laminate flooring, a dressing room and an ensuite with laminate flooring and ceramic tiles to walls. Bedroom two and three are both doubles, one with carpet to floor and the other with laminate flooring.

The bathroom benefits from cushioned flooring.

To the second floor there are two further bedrooms both with carpet to floor and a shower room.

The boiler is new and comes with circa five yeras warrenty.

There is ample off road parking leading to the detached garage and a low maintenance front garden. There is a large rear garden with gravel areas and areas laid to lawn.

This is a spacious home in a desirable location. If you are interested then please call today to arrange a suitable day and time to view.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

